

# LA GRAN PLAZA SHOPPING CENTER

4200 South Freeway  
Fort Worth, Texas

**BOXER RETAIL**



# LA GRAN PLAZA

4200 South Freeway, Fort Worth, Texas

## PROPERTY DESCRIPTION

- GLA: 1,077,782 sf
- Property Type: Super Regional Shopping Center
- Sq. Ft. Offered: 193 - 49,800 Contiguous RSF
- Parking: 3,500 spaces
- Visibility: Interstate 35W
- Daytime Population: 5,967

## AMENITIES AND AREA INFO

- National and other tenants include: Burlington, Conns, TX America Cinemas, Ross Dress for Less, Foot Action, Fiesta Mart Grocery, Chuck E Cheese and more
- Over 3,000 retailers, restaurants, and office occupations in the area
- 15 minutes to downtown Fort Worth and CBD
- On the "T" bus line
- Fort Worth named one of "America's Most Livable Communities"
- Fort Worth 9th safest city in the United States
- 16th Largest city in the U.S.
- Weekend and family entertainment
- 125,000 sf Mercado
- Food Court and on-site dining options
- Kids play area
- Located off I-35W between I-20 and I-30
- Traffic Counts: 142,413 VPD (I-35W North) / 133,324 VPD (I-35W South)



2019 Demographics	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	110,295	282,189	818,223
<b>Households</b>	34,463	97,917	298,252
<b>Avg. Hh Income</b>	\$60,975	\$70,447	\$79,721
<b>Hispanic</b>	57.7%	45.4%	37%
<b>African American</b>	15.4%	23.3%	18.5%
<b>Asian</b>	2.9%	2.3%	2.8%
<b>White</b>	55.7%	52.5%	60.8%



upper level



lower level

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